

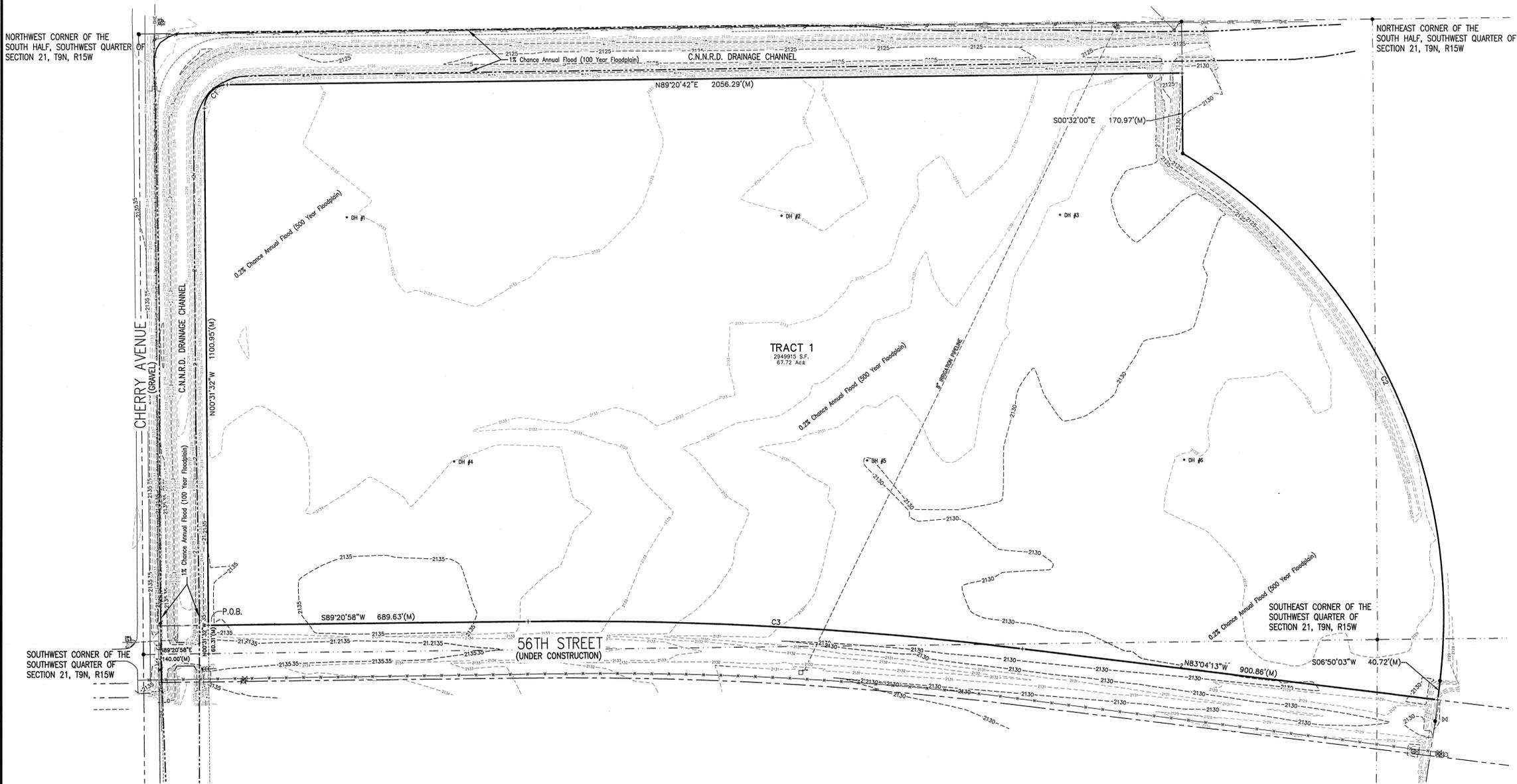
2.c. Physical Factors – Survey

Provide a boundary survey of the proposed site prepared by a licensed Nebraska land surveyor. The survey shall include the location of all improvements, fences, easements and rights of way on or adjacent to the property, total acreage with a metes and bound description. Include depiction of 100 and 500 year floodplain. Minimum standard for the survey is the 2011 Minimum Standard Detail Requirements for American Land Title Association (ALTA)/ American Congress on Surveying and Mapping (ACSM) Land Title Surveys.

See Attached ALTA Survey

NORTHWEST CORNER OF THE SOUTH HALF, SOUTHWEST QUARTER OF SECTION 21, T9N, R15W

NORTHEAST CORNER OF THE SOUTH HALF, SOUTHWEST QUARTER OF SECTION 21, T9N, R15W



LEGAL DESCRIPTION

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A tract of land located in part of the South Half of the Southwest Quarter (S 1/2 SW 1/4) and part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Twenty-eight (28), and part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NE 1/4) of Section Twenty-eight (28), all in Township Nine (9) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows:

Table with 5 columns: NUMBER, DELTA, RADIUS, LENGTH, CHORD LENGTH, BEARING. Contains data for curves C1, C2, and C3.

NOTES CORRESPONDING TO TITLE REPORT

NOTES CORRESPONDING TO BARNEY ABSTRACT & TITLE COMPANY'S TITLE REPORT DATED JUNE 6, 2013 @ 8:00 AM
a. Easement given to American Telephone and Telegraph Company of Nebraska, to construct, operate and maintain a communication system across the SE 1/4 SW 1/4 of 21-9-15, together with the rights of ingress and egress, dated December 6, 1940 and recorded January 9, 1941 in Misc. Book 'P', Page 78. NOTE - Easement has been assigned and is now held by Northwestern Bell Telephone Company. (Easement is one rod (16.5') and undefined by description and cannot be graphically shown).

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
To City of Kearney, Nebraska, a Municipal Corporation
Barney Abstract & Title Co.
This is to certify that this map or plat and the survey on which it is based were made on the date shown below of the premises described in Barney Abstract & Title Company Title Report No. 2013-200 dated June 6, 2013 @ 8:00 AM, and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2011, as defined therein.

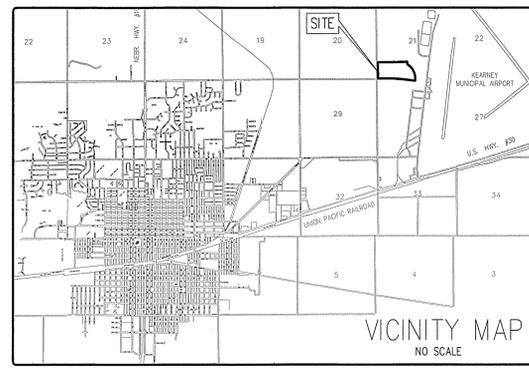


ZONING INFORMATION

SITE RESTRICTIONS
According to the City of Kearney, Buffalo County, Nebraska this area is zoned M-1 - Limited Industrial District as defined in the Zoning Ordinance of the City of Kearney, Nebraska, Chapter 31-101.

UTILITY INFORMATION

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The underground utilities are shown in approximate locations as best defined from field survey information, from existing drawings and/or from physical locating by utility companies.



Vertical text on the left margin: PLOT# 8/10/2013 3:58:06PM 6/10/2013 3:10:00 PM Craig A. Bennett

ALTA/ACSM TITLE SURVEY PROJECT HONOR KEARNEY BUFFALO COUNTY, NEBRASKA. Includes contact information for Miller & Associates.